

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
NOVEMBER 22, 2016
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2016 through 1/2017	
		<u>Present</u>	<u>Absent</u>
Patrick McGee, Chair	P	9	1
Mark Booth, Vice Chair	A	5	1
Joan Hinton	P	10	0
Lakhi Mohnani	P	10	0
Howard Nelson	P	3	0
Peter Cooper	P	5	1

Alternates:

Michael Madfis	A	7	3
Joshua Miron	A	0	10
Robert Smith	P	9	1

Staff Present

Richard Guiffreda, Board Attorney
Rhonda Hasan, Assistant City Attorney
Crystal Green-Griffith, Clerk III
Yvette Ketor, Clerk III
Tasha Williams, Administrative Aide
Dorian Koloian, Clerk III
Alejandro DelRio, Building Inspector
Jose Abin, Building Inspector
Robert Masula, Building Inspector
George Oliva, Chief Building Inspector
Mario Carrasquel, Building Inspector
Michael Sanguinetti, Clerk III
Jamie Oppерlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None.

Respondents and Witnesses

CE16080753; CE15061470: Arturo Bengochea, architect
CE16090447: Brian Jacob, tenant; Jody Stewart, general contractor
CE16081259: John Cervione, owner; Armando Martinez, supervisor

CE15011800: Courtney Crush, attorney
CE14031507; CE16071710; CE15082281; CE15102466; CE16021843: Eric Martinez, general contractor
CE16041787: Grace Chiwara, owner; Irvine Chiwara, owner's son
CE16021212: Moshe Cohen, manager
CE16040945: Amadeu Dasilva, Jr., general contractor
CE13091180: Braxton McClam, owner's representative
CE16011026: Kyle Shawn Conroy, owner
CE15121156: Eric Martinez, general contractor; Gloria Jones, owner
CE15011568: Andrew Holland, owner
CE16061714: Kenneth Minerley, attorney; Ira Epstein, owner
CE15070786: Melissa Ocasio, attorney
CE16090154: James Payne, general contractor
CE15010557: Shmuel Casper, owner
CE16050163; CE16050504: Goran Dragoslavac, owner
CE16072027: Danny Virgo, owner
CE16080765: Bradley Gross, general contractor
CE16011101: Clifford Clark, owner; Eric Martinez, general contractor
CE15090546: Thomas Lanigan, owner
CE16040790; CE16032002: Thomas Reich managing member
CE15010467: Bibiana Sarmiento, manager
CE11061307: Christopher Lane, owner
CE16080256: Matthew Miller, managing partner
CE16040122: Stuart Yanofsky, owner
CE16050574: Stanley Kebe, owner
CE15042161: Margie Reynolds, owner's sister
CE16071264: Kathleen Fleming, power of attorney; Maureen Fengier, power of attorney
CE16050861: Mack Young, Jr., manager
CE15082171: Alphonse Verneus owner; Patricia Gaston, owner's daughter
CE15100973: Ellen Patterson, attorney
CE16071899: Lee Cohn, owner's representative
CE15121310: Hector Hoczman, architect
CE15062080: Annemise Charles, owner
CE16020537: Thomas Robertson, attorney
CE16020021: Richard Gardella, owner
CE14080903: David Sears, employee of the owner
CE15101733: Mark Seramur, lender's representative
CE16071233: Donald Bourke, owner

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE16011026

1009 NE 17 CT
CONROY, KYLE

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit applications was pending plan review re-check and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16050163

1533 NW 19 AVE
DRAGOSLAVIC, SLAVOLJUB & MARA

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been progress and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16050574

2500 NE 48 LA # 509
KEBE, STANLEY W

This case was first heard on 6/28/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

The respondent had signed in but was not present.

Motion made by Mr. Nelson, seconded by Ms. Hinton to table the item until the respondent returned. In a voice vote, motion passed 6-0.

Upon returning to the case, Stanley Kebe, owner, stated he intended to correct all of the violations. He described the condition of the unit and confirmed it had been vacant for almost 20 years. Mr. Kebe said he had run out of money and needed time to obtain financing.

Mr. Nelson noted that neighbors were in danger because electrical work had been done without a permit. He wanted a licensed electrician to inspect the electrical work to ensure it was safe, to make recommendations to make the work safe, or to pull the meter.

Inspector Masula stated a plumber who had been working on site with a permit had alerted the City that plumbing work continued after he left the job and wanted his name removed from the permit.

Mr. Nelson said the Board's motion included the understanding that a licensed electrician would inspect the work and confirm it was safe or pull the meter.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16050504
1537 NW 19 AV
LUMAX USA LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been progress and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15090546
1829 SW 11 ST
LANIGAN, THOMAS P

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the bathroom permits had been issued but two other permits were needed. He recommended a 63-day extension.

Thomas Lanigan, owner, agreed to the extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE13091180

833 NW 19 AV

BROWN, J M & SILLIE MAE EST

This case was first heard on 11/26/13 to comply by 3/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Braxton McClam, the owner's representative, said the heirs were now able to pull permits and were in the process of hiring contractors. He requested 30 days to submit permit applications.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16080753

14 ISLA BAHIA DR

GROSVENOR, JUDSON

J MARK GROSVENOR TR ET AL.

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Arturo Bengochea, architect, explained he was 2/3 finished drawing plans and he needed 30 days to submit the applications.

Motion made by Mr. Nelson, seconded by Mr. Smith, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15061470

1638 RIVER LN
COMMISSO, HELEN
HELEN G MACALPINE REV LIV TR
NEW OWNER: EVANS, JOHN

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the property had recently been sold and the new owner was in the process of having plans drawn to remodel the house. He recommended a 98-day extension.

Arturo Bengochea, architect, said the plans had been submitted the previous Friday and confirmed that the house was not occupied.

Motion made by Mr. Nelson, seconded by Mr. Smith, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16071264

2758 NE 15 ST
CAMBRIDGE APARTMENTS E & W LLC

Personal service was made on 11/9/16 and service was also via posting at City Hall on 11/10/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR AND EXTERIOR REMODELING INVOLVING STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND

PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Kathleen Fleming, the owners' daughter, explained that family members had mismanaged the property in the past and her parents and other family members had resumed responsibility. Ms. Fleming stated they were in the process of hiring a contractor to pull permits. She confirmed that the unit was being occupied by a family member.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 2/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE16040945

738 NW 15 WY
SIP REALTY 1 LLC

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permit applications had been submitted and approved and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Smith, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16031396

2829 NE 30 ST # 205
VAHER, ENNO & CARMEN

Service was via posting at the property on 11/16/16 and at City Hall on 11/10/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT
IS NOT LIMITED TO:

1. ALTERATIONS OF THE KITCHEN AND BATHROOM BEING

REMODELED WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula reported the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence.

Adam Feldman, Senior Code Compliance Officer, testified that he had inspected the property on 3/20/16 pursuant to the complaint and the owner had allowed him access to the property. Officer Feldman informed the Board that he had not noted any electric work.

Inspector Masula recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 2/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE15011800

229 S FTL BEACH BLVD
EL-AD FL BEACH CR LLC

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Courtney Crush, attorney, reminded the Board that this case involved an awning and at the last hearing, the Board had granted an extension to allow the business owner to remove the awning. The lessee had not received permission yet from the property owner so the awning had not been removed.

Mr. Nelson recommended setting the case for a Massey hearing in January.

The Board took no action.

Case: CE11061307

2021 NE 59 ST

LANE, CHRISTOPHER E & WENDY B

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the permit applications required revisions and recommended a 63-day extension.

Christopher Lane, owner, agreed.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16081259

209 N FTL BEACH BLVD 3E

CERVIONE, JOHN A

Certified mail addressed to the owner was accepted on 11/10/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS:

1. FRAMING AND DRYWALL WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS

EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 105.3.1.4.11

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

John Cervione, owner, said he understood how to proceed. He said the contractors were licensed in Naples Florida and he had a letter from the architect indicating that the corrections to the plans would be provided next week.

Ms. Hasan suggested asking the architect to attend the February hearing with the owner because there were recurring issues with the plans that had not been addressed. Inspector Masula reminded the Board that the architect was from Naples.

Armand Martinez, project supervisor, said they had been in contact with the architect and hoped that the drawings were correct now.

Mr. Nelson suggested Mr. Cervione invite his architect to attend the February hearing if he needed to return to request an extension. Mr. Cervione agreed and explained that the architect had visited the site to see the issues that needed to be addressed.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 2/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE16021212

712 SW 15 AVE
RIVERSIDE FLATS LLC

This case was first heard on 6/28/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress.

Moshe Cohen, manager, said he was not aware of the rules regarding permits. When he received the citation he had hired two roofers who had not completed the work and had now hired a third roofer. He hoped to comply within 60 days.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16071899

4040 GALT OCEAN DR
OCEAN MANOR CONDO ASSOC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the Tiki hut permit application had been submitted but an electrical permit was still needed. He recommended a 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Smith, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16040122

2175 NE 56 ST # 214
YANOFSKY, STUART B

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and electrical sub-permit had been issued and the plumbing permit was pending. He recommended a 98-day extension.

Stuart Yanofsky, owner, described the work done at the unit and how he had tried to comply the violations. He was unsure what he needed to do to complete compliance.

Mr. Nelson advised Mr. Yanofsky to consult with the Chief Building Official regarding the permit confusion.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16020537

5570 NW 10 TER

5551 NW 9TH AVE 1-5 LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the demolition permit had failed plan review in May and never been resubmitted with corrections. He recommended a 63-day extension.

Mr. Nelson recalled that this demolition permit had been tied up with another permit and asbestos analysis. Officer Carrasquel stated the owner was still awaiting a hearing with the Broward County Environmental Department.

Tom Robertson, attorney, stated the County Commission would hear this in December. After the owner had the clearance letter, they could move forward with permits. Mr. Robertson confirmed that the property would not be built on or occupied until this was resolved.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 154-day extension to 4/25/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15070786

1437 NE 56 ST

BRODETZKI, YUVAL

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$27,200.

Jose Abin, Building Inspector, reported there had been no progress and recommended a 63-day extension.

Melissa Ocasio, attorney, stated there had been some progress regarding the occupancy of the building. She requested additional time to comply the violations. Ms. Ocasio stated the property was occupied.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE15100973

3000 E SUNRISE BLVD # 16B
COPPOLA, PAUL

This case was first heard on 8/23/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the building permit had been issued but the work was part of a civil lawsuit and had ceased. He recommended a 98-day extension.

Ellen Patterson, attorney, requested a 98-day extension. She stated the owner was working with the condo association to ensure all requirements were adhered to. Mr. Nelson asked if the owner was closing up the wall between the two units or permitting the opening between them and Ms. Patterson said the owner needed to "comply with the structural aspect of the door in order to keep it."

Chair McGee recalled that the building management had hired an engineer who provided a recommendation that was much more extensive than "getting a permit for a door" and Ms. Patterson replied, "That may very well be."

Inspector Masula reminded the Board that the original permits pertained to kitchen and bath remodeling and the new permit was for alteration of the shear wall. The wall permit had been issued under plans provided by the structural engineer who had previously appeared before the Board. The kitchen and bath permit had been issued incorrectly; it should have been an alteration permit joining two units and as such required a unity of title from the Broward County Property Appraiser. The general contractor had informed Inspector Masula that the condo board and manager had not allowed him to continue work because the condo board did not want to grant the owner permission to join the two units.

Chair McGee was concerned that the shear wall lacked structural integrity and portions of the building could fail because of it.

Ms. Patterson said her associate, Michael Tobin, was representing the unit owner in his negotiations with the condo board. She understood from Mr. Tobin that the owner was coming to an agreement with the condo association about what needed to be done.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16061714

1400 NE 56 ST # 209
DIXIE REALTY LLC

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application was pending pickup for corrections.

Kenneth Minerley, attorney, said all plans related to the kitchen had been approved; the plans that required corrections related to the air conditioner.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16090447

100 N FEDERAL HWY # CU-1
WAVERLY 1 & 2 LLC

Certified mail addressed to the registered agent was accepted on 11/10/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR REMODEL/BUILD OUT ALTERATION OF THIS OFFICE SPACE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 98 days or a fine of \$50 per day, per violation.

Brian Jacob, tenant and Jody Stuart, general contractor, agreed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/24/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE15121310

4100 N FEDERAL HWY
4100 FEDERAL HWY LLC

Service was via posting at the property on 11/10/16 and at City Hall on 11/10/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. KITCHEN LAYOUT RECONFIGURED FROM ORIGINAL FLOORPLAN.
2. DINING ROOM LAYOUT CHANGED.
3. INSTALLED CANOPY ON NORTH SIDE OF BUILDING.
4. RECONFIGURED STORAGE AREAS.
5. BUILT A DECORATIVE STRUCTURE WITHIN THE DINING/BAR AREA.
6. 3 SIGNS INSTALLED USING THE EXISTING ELECTRICAL.

FBC(2014) 105.3.1.4.3

THIS BUILDING HAS BEEN ALTERED AND DEMOLITION WORK HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REMOVED BAR AREA AND SINKS.
2. REMOVED WALL SINKS AT ENTRY TO KITCHEN.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO

INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM.

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ADDED NEW PLUMBING AND FIXTURES. PENETRATIONS THROUGH EXTERIOR WALL TO SERVICE NEW PLUMBING ALTERATIONS.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM. THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ADDED NEW ELECTRICAL. NEW CONDUITS VISIBLE. PENETRATIONS THROUGH EXTERIOR WALL TO SERVICE NEW ELECTRICAL INSTALLATIONS. ELECTRICAL ALTERATIONS TO THE BAR AREA.

FBC(2014) 105.3.1.4.11

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF THE MECHANICAL COMPONENTS AND/OR MODIFYING THE MECHANICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING CONDENSER UNITS, EVAPORATOR UNITS, DUCTWORK, ELECTRICAL COMPONENTS, THERMOSTATS, COOLING TOWERS, HEATERS, AND OTHER MECHANICAL COMPONENTS CONNECTED TO THE MECHANICAL SYSTEM.

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. STORAGE FREEZERS HAVE BEEN ALTERED.

2. NEW MECHANICAL INSTALLATION UNDER CANOPY ON
NORTH SIDE OF BUILDING.

FBC(2014) 105.3.1.4.15

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. INSTALLATION OF EXTERIOR DOORS AT NORTH SIDE OF
BUILDING.

FBC(2014) 105.3.1.5

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. SUBMIT "AS BUILT" ARCHITECTURAL DRAWINGS AND
THE SCOPE OF WORK COVERING ALL EXISTING STRUCTURES
AND MODIFICATIONS FROM A CERTIFIED AND LICENSED
DESIGN PROFESSIONAL ADDRESSING THE ENTIRE EXISTING
STRUCTURE AND SYSTEMS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$250 per day, per violation.

Hector Hocsman, architect, stated they had submitted after-the-fact the permit applications and never been notified by the City that corrections were needed. He admitted to Mr. Nelson they had never followed up on the application's status.

Mr. Hocsman said the changes to the plans were minor and Mr. Nelson pointed out that it appeared that electrical and plumbing work had been done.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/24/17, or a fine of \$200 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

The Board took a brief break.

Case: CE16072027

1606 NW 14 AV
VIRGO, DANNY LEE

Service was via posting at the property on 11/9/16 and at City Hall on 11/10/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. WOOD FENCE INSTALLATION.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Danny Virgo, owner, agreed to comply.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 2/28/17, or a fine of \$15 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE15062080

4881 NW 9 TER
CHARLES, ANNEMISE

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit application needed corrections and recommended a 63-day extension.

Annamise Charles, owner, said she knew what was needed.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16011101

1701 NE 9 ST
CLARK, CLIFFORD T

This case was first heard on 5/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the change of use violation was in compliance but the illegal conversion of the second structure had not been addressed.

Eric Martinez, general contractor, said the owner was here from New Jersey. Mr. Martinez had referred the owner to an engineer, who had drawn plans to remedy the violation by converting the garage from living space to office/storage space.

Clifford Clark, owner, said he wanted to comply as soon as possible. Mr. Nelson cautioned Mr. Clark that if the building would be used as office space, it must meet flood elevations. Mr. Martinez stated the engineer called for raising the slab.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16020021

6303 NW 9 AVE # 9
6303 LLC

This case was first heard on 7/26/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the change of use application was needed, as well as plumbing applications.

Richard Gardella, owner, stated the parking lot plans had been approved and agreed to permit the plumbing work. He said he had emailed but received no response from the plans examiner regarding irrigation for planters in the parking lot. Inspector Abin clarified that the irrigation issue was not part of this case but he would help the owner resolve it.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15010467

1951 NE 51 ST
RODELU LLC

This case was first heard on 4/26/16 to comply by 5/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permits were pending inspections and recommended a 98-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

Case: CE15082171

2841 SW 9 ST
VERNEUS, ALPHONSINE H/E
GASTON, IBRAM

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported only the mechanical permit for the air conditioner was still needed.

Patricia Gaston, the owner's daughter, said they had been shorted by the insurance company and were trying to resolve this through mediation. She requested an extension.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16041787

508 NW 15 AV
CHIWARA, GRACE

Certified mail addressed to the owner was accepted on 11/10/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ROOF STRUCTURE HAS BEEN ALTERED TO CREATE UTILITY CLOSET.
2. ALTERED INTERIOR WALL TO CONVERT TO DUPLEX.
3. ADDED KITCHEN FOR SECOND APARTMENT UNIT.
4. ADDED BATHROOM FOR SECOND APARTMENT UNIT.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLED SPLIT A/C MECHANICAL SYSTEM WHICH INCLUDES CONDENSER UNIT AND EVAPORATOR UNIT.
2. INSTALLED DUCT WORK FOR CENTRAL A/C MECHANICAL SYSTEM.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. INSTALLED WINDOWS AND DOORS. NOT RELATED TO WINDOW ATF WINDOW PERMIT 15072197.

FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A FENCE PERMIT AND INSPECTIONS:

1. INSTALLED FENCE IN BACK YARD.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLED PLUMBING FIXTURES IN KITCHENS AND BATHS.
2. INSTALLED PVC WASTE LINES IN KITCHEN.
3. INSTALLED PVC WASTE LINES ON EXTERIOR CONNECTED TO SANITARY SEWER SYSTEM.
4. INSTALLED WATER HEATER. HOT WATER SIDE IS PVC.
5. TPR VALVE MISSING EXTENSION.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLED WIRING FOR CENTRAL A/C SYSTEM.
2. INSTALLED WIRING CIRCUITS IN CARPORT.
3. INSTALLED WIRING CIRCUITS FOR WATER HEATER.
4. REPLACED BREAKER PANEL.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS/PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPE OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF SINGLE FAMILY TO A DUPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

NEC(2005) 408.38

ELECTRICAL BOXES MISSING COVER EXPOSING ENERGIZED ELECTRICAL CONNECTIONS.

NEC(2005) 110.27

ALL OUTLETS AND SWITCHES MUST HAVE COVERS AS TO NOT EXPOSE ENERGIZED ELECTRICAL CONNECTIONS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Grace Chiwara, owner, was present.

Irvine Chiwara, the owner's son, said they had applied for the window permit and they would apply for the other owner/builder permits. Inspector Abin stated the owner must occupy the property to apply for owner/builder permits. Mr. Chiwara stated his mother's husband and she were considering living in the building.

Chair McGee referred to the photos and noted there had already been a fire in some of the electrical work.

Inspector Abin confirmed that to apply for an owner/builder permit, the owner must occupy it for one year. He added that architectural drawings and new electrical service would be needed to convert the building legally. Ms. Chiwara agreed they would wait until the work was complete to move into the building.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 2/28/17, or a fine of \$10 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE16080256

2128 NE 63 ST

REALTY FIRE IMPERIAL POINT LLC

Certified mail addressed to the owner was accepted on 11/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR DEMOLITION AND RENOVATIONS INCLUDING STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

Inspector Masula said the case was begun pursuant to a complaint and a Stop Work Order had been posted on the property on August 3, 2016. He presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Matthew Miller, managing partner, said the work had progressed too fast and they had not continued work since the Stop Work Order had been posted. They had also hired a general contractor and a design professional. He confirmed the property was not occupied.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 2/28/17, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE16090154

1509 N FTL BEACH BLVD
NUCCI, MARY J H/E
NUCCI, DANIELLE W

Certified mail addressed to the owner was accepted on 11/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS OF A CARPORT AND ROOF STRUCTURE WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

James Payne, general contractor, said the owner had hired an architect and himself to resolve the violations.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 98 days, by 2/28/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE16080765

1641 RIVERLAND RD
TROPICAL DEVELOPERS LLC

Notice was hand delivered on 11/14/16 and also via posting at City Hall on 11/10/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ALTERED THE EXTERIOR WALL, REMOVED SLIDING GLASS DOOR, INSTALLING CMU TO ACCOMMODATE A WINDOW.
2. ALTERED INTERIOR CMU BEARING WALL.
3. KITCHEN AND BATHROOM REMODEL.
4. INSTALLED TILE IN BATHROOM WET AREA WITH UNKNOWN TILE BACKER.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF MECHANICAL SPLIT A/C SYSTEM WITH DUCT WORK.
2. INSTALLATION OF MECHANICAL EXHAUST DUCTS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. REPLACEMENT OF PLUMBING FIXTURES.
2. ALTERATION OF WASTE LINES.
3. ALTERATION OF WATER SUPPLY LINES.
4. INSTALLATION OF WATER HEATER.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF RECESSED LIGHTING
2. INSTALLATION OF WIRING CIRCUITS.
3. INSTALLATION OF RECEPTACLES AND ELECTRICAL FIXTURES.
4. INSTALLATION OF NEW METER BASE AND WEATHER HEAD.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D)(1) THRU (D)(6).

GFIS REQUIRED AS PER NEC 108.8.

OUTLET SPACING AS REQUIRED UNDER NEC 210.52.
R314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS:
WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A
PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL
BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED
FOR NEW DWELLINGS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Bradley Gross, general contractor, said he had been hired six weeks ago to pull after-the-fact permits. Plans had already been submitted and needed corrections.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/24/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE15010557

1521 NW 8 AVE
1519 NW 8 AVE LLC

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the plumbing permits for the kitchen and bath had been pulled and the owner was awaiting inspections.

Shmuel Casper, owner, confirmed that the extension would be to finish the work and undergo inspections.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15102466

2871 NW 18 CT
PETUDO LLC
ARRITITI TR

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the applications were awaiting pickup for revisions and recommended a 63-day extension.

Eric Martinez, general contractor, said the revisions were ready to be resubmitted.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15121156

1115 NE 6 AV
JONES, GLORIA M

This case was first heard on 4/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported only two violations remained: the air conditioner and the storm shutters. He recommended a 63-day extension.

Eric Martinez, general contractor, said the owner was aware of what needed to be done.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16071710

1378 SW 26 AV
COOPER, IVONNE

Service was via posting at the property on 11/14/16 and at City Hall on 11/10/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN
ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLED OUTLETS FOR KITCHEN AND BATH REMODEL.
2. INSTALLED 220V OUTLET FOR CLOTHES DRYER.
3. INSTALLED NEW CIRCUITS TO SERVICE TANKLESS

WATER HEATER.

4. INSTALLED NEW CIRCUIT TO SERVICE MECHANICAL A/C SYSTEM.

5. NEW CIRCUITS TO SERVICE SHED.

6. NEW CIRCUITS FOR THE INSTALLATION OF AN OUTLET TO SERVICE A RV.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D)(1) THRU (D)(6).

GFIS REQUIRED AS PER NEC 108.8

OUTLET SPACING AS REQUIRED UNDER NEC 210.52.

R314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS:

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

NEC 110.26

THE FOLLOWING ELECTRICAL LIFE AND SAFETY HAZARDS MUST BE CORRECTED IMMEDIATELY:

1. REFRIGERATOR BLOCKING BREAKER PANEL ACCESS.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. EXTERIOR DOORS HAVE BEEN INSTALLED.
2. STORM SHUTTERS HAVE BEEN INSTALLED.
3. BATHROOM HAS BEEN REMODELED.
4. KITCHEN HAS BEEN REMODELED.
5. CONCRETE DRIVEWAY HAS BEEN CONSTRUCTED.
6. SHED HAS BEEN BUILT AT BACK OF PARCEL.
7. ALTERED THE STRUCTURAL WALL ENVELOPE TO INSTALL A SWING DOOR AT REAR OF MAIN STRUCTURE.
8. INSTALLED FRENCH DOOR.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. CENTRAL SPLIT MECHANICAL A/C SYSTEM HAS BEEN INSTALLED IN MAIN STRUCTURE.
2. DUCT WORK HAS BEEN INSTALLED IN THE MAIN STRUCTURE.

3. CENTRAL SPLIT MECHANICAL A/C SYSTEM HAS BEEN
INSTALLED IN SHED.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND
WINDOW PERMIT AND INSPECTIONS:

1. REPLACED EXTERIOR DOORS.
2. INSTALLED EXTERIOR DOOR.

FBC(2014) 105.3.1.4.18

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND
WINDOW PERMIT AND INSPECTIONS:

1. FENCE AT BACK OF STRUCTURE TO DIVIDE BACK YARD.
2. INSTALLED 3 GATES.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING
PERMIT AND INSPECTIONS:

1. INSTALLED WATER SUPPLY AND WASTE LINES TO
SERVICE BATHROOM AND KITCHEN FIXTURES.
2. INSTALLED WATER SUPPLY AND WASTE LINES TO
SERVICE LAUNDRY AREA.
3. INSTALLED WATER SUPPLY AND WASTE LINES TO
SERVICE RV AT BACK YARD.
4. REPLACED PLUMBING FIXTURES IN KITCHEN AND BATH.
5. INSTALLED WATER SUPPLY LINES TO SERVICE
TANKLESS WATER HEATER.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Eric Martinez, general contractor, agreed. He confirmed that the home was currently vacant.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/24/17, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE15042161

2505 NW 20 ST
IRVIN, DOROTHY H

This case was first heard on 9/22/15 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permits had been issued and work was progressing. He recommended a 98-day extension.

Dorothy Irvin, owner, was present.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14031507

416 SW 11 CT
REYNOLDS, STUART L

This case was first heard on 1/27/16 to comply by 3/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the last permit activity had been in January 2016 so the permit applications were now null and void. He did not recommend any further extension.

Eric Martinez, general contractor, said the owner intended to convert the property back to a single family residence. He said he would submit permit applications the following day.

Mr. Nelson was not comfortable granting any more extensions and suggested that if there was progress by the next hearing, the Board could grant an extension then.

Case: CE16021843

1420 NE 15 AV
BORRAS, ALEXANDRA L

This case was first heard on 6/28/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had failed plan review in September, were picked up for corrections in October but had not been resubmitted. He recommended a 63-day extension.

Eric Martinez, general contractor, agreed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15082281

2400 E OAKLAND PARK BLVD
SP4 INVESTMENTS LLC

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported a new set of demolition permits had failed review and were ready for pickup for corrections. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE14080903

320 DELAWARE AVE
KOHUTH, RUSSELL THOMAS EST
% LLOYD H FALK
NEW OWNER: 320 DELAWARE AVENUE INC.

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported work was in progress and recommended a 126-day extension.

David Sears, estate employee, said the estate had no money and requested an extension to sell another property.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 126-day extension to 3/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15101733

1216 CHATEAU PARK DR
S R SINGH ENTERPRISES LLC

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the electrical repair permit had been submitted but several other permits were still needed. He did not support another extension.

Mark Seramur, lender's representative, said the original lender and resold the property and Mr. Seramur was representing that lender now. He stated they hoped to gain

access to the property to complete the work. They had already pulled the electrical permit and had the electrical contractor was remedying the electrical safety issues at the property. Mr. Seramur stated the property was occupied by a tenant, who was not denying access to have the repairs done.

Mr. Seramur had submitted a letter from an electrical contractor confirming that the work was safe. Chair McGee wished a City inspector to inspect the work as well. Mr. Nelson was concerned that the electrician's letter was not sealed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16071233

1920 S OCEAN DR # 501
BOURKE, DONALD

This case was first heard on 8/23/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had failed plan review and had been awaiting pickup for corrections since 11/16/16.

Donald Bourke, owner, agreed to comply.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

The Board took a break.

Mr. Mohnani did not return to the meeting after the break.

Case: CE15102378

680 TENNIS CLUB DR # 301
LOPEZ, DENNIS R
LOPEZ, DENNIS A

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported some permits had been issued but the window permit needed corrections and had not been picked up. He was concerned that the property would be sold again with the violations and he would need to present it to the Board a sixth time. He did not recommend an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15041350

1162 NW 9 TER
MERSAN HOLDINGS LLC

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the permits had expired without inspections and he did not recommend another extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 4-1 with Mr. Smith opposed.

Case: CE16070025

401 RIVIERA ISLE 503
BROOKS, CHRISTOPHER

This case was first heard on 8/23/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the owner and contractor were awaiting plans corrections. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Smith, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE13080252

2500 E COMMERCIAL BLVD
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been pending pickup for corrections since 10/19/16.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a roll call vote, motion failed 2-3 with Mr. Nelson, Mr. Cooper and Chair McGee opposed.

Case: CE15100439

2000 NE 17 WY
SCHRONEN, GARY & PEGGY H/E
HOWELL, J & C

This case was first heard on 1/26/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the Tiki hut permit had been picked up for corrections on September 12 but had not been resubmitted. The owner, a boat captain, had sent an email indicating he was away and he would try to contact his contractor.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16011103

2624 NE 30 PL # 103B
WILLIAMS, ASHLEY DAWN

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been paid for but there had been a clerical error. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15120488

5501 NE 25 AVE
ATLANTIC LOFT LLC

This case was first heard on 7/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and this owner was a repeat offender regarding work without permits on other cases. He had spoken with a permit expeditor for the owner recently but no progress had been made.

The Board took no action.

Case: CE15120540

3024 SEVILLE ST

3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$11,200. The City was requesting amendment of the 9/27/16 order comply-by date from 10/25/16 to 11/22/16.

Robert Masula, Building Inspector, reported the master permit and all sub permits were active and recommended a 182-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 182-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Motion made by Mr. Nelson, seconded by Ms. Hinton to amend the 9/27/16 order comply-by date from 10/25/16 to 11/22/16. In a voice vote, motion passed 5-0.

Motion made by Mr. Nelson, seconded by Ms. Hinton to amend the 4/26/16 order comply-by date from 5/26/16 to 6/28/16. In a voice vote, motion passed 5-0.

Case: CE16050190

2100 S OCEAN LN

POINT OF AMERICA CONDO COMMON AREA

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub-permits were in plan review and corrections would be needed. He recommended a 98-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15011493

401 SW 4 AVE # 605

TOTH, ILDIKO

This case was first heard on 3/24/15 to comply by 5/26/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,620 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported all permits were active and recommended a 98-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16090595

3134 NE 9 ST
CHIEFTAIN HOLDINGS LP

Certified mail addressed to the registered agent was accepted on 11/10/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS INTERIOR DEMOLITION AND INTERIOR REMODELING INVOLVING STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

Inspector Masula said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation. He explained that there may be apartments located above this partially demolished space. He could not be certain the apartments were occupied.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/24/17, or a fine of \$250 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE16072241

3110 SW 21 ST
MAHMOOD, UNEEZA
RASHID, MAHOOD

Service was via posting at the property on 11/8/16 and at City Hall on 11/10/16.

Mario Carrasquel, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ROOF STRUCTURE REPAIRS REQUIRES ENGINEERING DRAWINGS.
2. NEW DRYWALL COVERINGS ON WALLS.
3. NEW DRYWALL ON CEILINGS.
4. REMODEL KITCHEN AND BATHROOMS.
5. COVERED OPENINGS FROM WALL A/C UNITS IN EXTERIOR WALLS.
6. ROOF STRUCTURE AT BACK ELEVATION OF CORRUGATED MATERIAL.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. NEW WATER SUPPLY LINES.
2. NEW WASTE LINES.
3. NEW BATHROOM AND KITCHEN FIXTURES.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLING NEW WIRING CIRCUITS.
2. INSTALLING NEW RECEPTACLES.
3. INSTALLING NEW ELECTRICAL FIXTURES.
4. INSTALLING NEW WIRING CIRCUITS FOR MECHANICAL EQUIPMENT.
5. INSTALLING NEW BREAKER PANEL.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLATION FOR MECHANICAL A/C EQUIPMENT.
2. INSTALLATION OF MECHANICAL DUCT WORK.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. REPLACING DOORS AND WINDOWS.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPE OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY DESIGN PROFESSIONAL.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days. He said he had not visited the property since the photos were taken in July.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/24/17, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE15101042

1815 SW 4 ST

TRUESDALE, ANDREW

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported no permit applications had been submitted.

The Board took no action.

Case: CE16040644

325 ISLE OF CAPRI

GALLUZZO, GEORGE R JR & MELISSA

This case was first heard on 9/27/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported no permit applications had been submitted and he did not support any extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15111675

39 CASTLE HARBOR ISLE

LECLAIR, DANIEL

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the application was out for corrections and recommended a 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Nelson, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15040769

409 N VICTORIA PARK RD

STEWART, SCOTT

HABAYEB, ZIAD

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and no contact from the owner.

The Board took no action.

Case: CE15050755

1200 NW 9 ST
ASSIS HOMES LLC

This case was first heard on 4/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the master permit had been issued but the sub permits needed assigned contractors. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15061766

1004 SW 7 ST
SCHATZ, DAVID W

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350.

Alejandro DelRio, Building Inspector, reported the permit had been issued and recommended a 180-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 182-day extension to 5/23/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to amend the 7/26/16 order comply-by date from 9/27/16 to 10/25/16. In a voice vote, motion passed 5-0.

Case: CE15071410

2427 NE 8 ST
JAMES, GORDON D & JUSTINE

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and no communication from the owner.

The Board took no action.

Case: CE15080754

1706 NW 14 CT
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the owner was working on corrections and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15121013

1633 SW 9 AV
BERRY, TIMOTHY &
FOSTER, ANDREW L

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress; permit applications had been abandoned.

The Board took no action.

Case: CE16032002

2349 SW 34 TER
UNITED PROPERTIES OF S FL LLC

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported there had been progress; the owner had applied for window, plumbing and electrical permits. He had spoken with the owner earlier and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15080382

2151 NW 29 TER
KINGS, TERRY JR EST

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15010368

3811 SW 12 PL
DAGUINDEAU, LOUIS

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permits were ready for pickup and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15081055

1208 NW 19 AV
GREEN, LINDA

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported all permits had been issued and recommended a 98-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15051829

1804 NW 16 CT
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported all permit applications had been picked up for corrections on 11/10/16 and recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15092413

1536 NW 5 AV
MERCADO, REINALDO J
PEREZ KARAMANOGL

This case was first heard on 4/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the window permit had failed plan review and a mechanical permit would be needed for the air conditioner and ductwork. He recommended a 98-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15101515

1107 NW 11 ST
RIVERO, FACUNDO

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported all permits had been issued and recommended a 98-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 98-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16011458

2307 N OCEAN BLVD
KERR-ROLLE, SWABY

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16012048

2201 N OCEAN BLVD
HOTEL MOTEL INC.

This case was first heard on 5/26/16 to comply by 8/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16020557

812 SW 15 AV
SCHUMANN, MICHAEL

This case was first heard on 6/28/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and did not recommend an extension.

The Board took no action.

Case: CE16032109

601 SW 17 ST
C4NAVIGATOR LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16032371

2327 SW 17 AVE
JANDEBEUR, PATRICK

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16040470

605 SW 17 ST
C4NAVIGATOR LLC

This case was first heard on 7/26/16 to comply by 9/27/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16040790

1891 SW 29 AVE
UNITED PROPERTIES OF S FL LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16050226

728 NW 6 AVE # A
CASALE, ROSANNE D

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, did not recommend an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16050288

304 SW 22 ST
CONCESSION MANAGEMENT LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16050712

2308 NW 6 CT
SANTORSOLVA, VITO MICHELE

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16050812

1483 SW 18 AV
ERICKSON, RICHARD P

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend an extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16051917

1600 POINSETTIA DR
BFA FLORIDA LAND TR # 20
LBS2016 FAM HOMES LLC TRUSTEE

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16060517

1042 NW 8 AV
CM3 HOMES LLC

This case was first heard on 9/27/16 to comply by 11/22/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE15092128

216 NW 8 AVE
VILLANUEVA, ROBERTO

This case was first heard on 1/26/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,325 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fine.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$10,325 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-0.

Case: CE15121837

828 NW 14 WY

LAZCO HOLDING GROUP

This case was first heard on 4/26/16 to comply by 6/28/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,500 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been on progress and recommended imposition of the fine.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$13,500 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 4-1 with Mr. Nelson opposed.

Case: CE16030350

1535 NW 10 AV

WASHINGTON, JEANETTE

This case was first heard on 7/26/16 to comply by 9/27/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,400 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fine. He recalled that the Board had requested the case be set for a Massey hearing at the Board's last meeting.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$5,400 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion failed 0-5.

Motion made by Mr. Nelson, seconded by Mr. Cooper, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16050861

2780 NW 24 CT
2771 LLC

This case was first heard on 8/23/16 to comply by 10/25/16. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, recommended resetting the case for a Massey hearing in 63 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Approval of Minutes

Motion made by Mr. Nelson, seconded by Mr. Cooper, to approve the Minutes of the Board's September meeting. In a voice vote, motion passed unanimously.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to approve the Minutes of the Board's October meeting. In a voice vote, motion passed unanimously.

Motion made by Mr. Nelson, seconded by Mr. Cooper to adopt page 98 of the agenda, the list of complied and withdrawn cases. In a voice vote, motion passed 5-0.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14100227	CE16071982	CE16051659	CE16041975
CE15111102	CE15050401	CE15122005	CE14120163
CE14121561	CE15072597		

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE16080756	CE16081462	CE16081023	CE15051137
CE16060658			

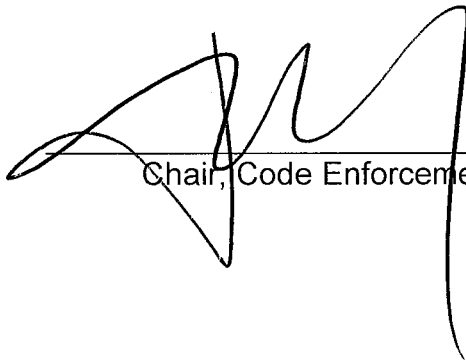
Board Discussion

None.

Communication to the City Commission

None

There being no further business to come before the Board, the meeting adjourned at 1:20 p.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.